



24 Hartsbourne Drive
Halesowen,
West Midlands B62 8ST
Guide Price £325,000

...doing things differently

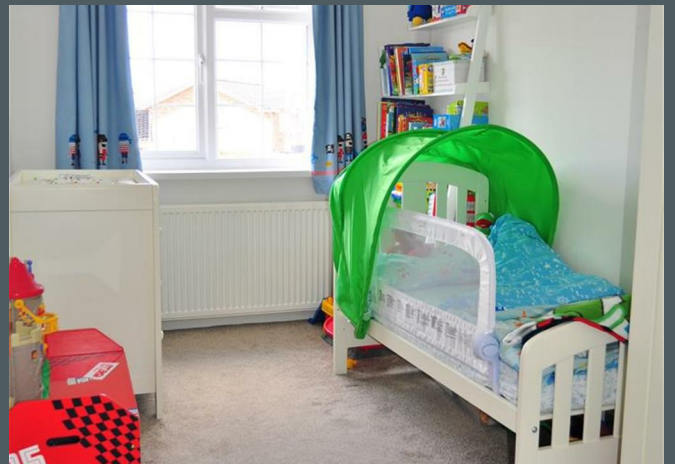


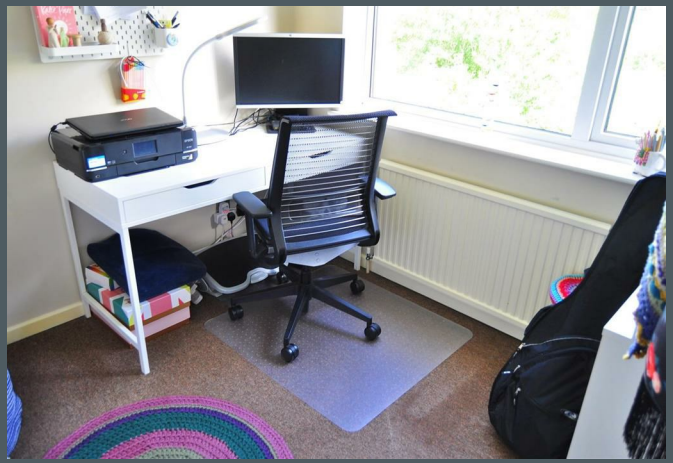
"FAMILY HOME ON HARTSBOURNE" Benefiting from NO UPWARD CHAIN backing on to the popular Leasowes Park creating seasonal panoramic views to the rear with views overlooking Clent and Walton to the front elevation. This popular residential cul de sac location benefits from access to good primary and secondary schools, great motorway access and transport links into Birmingham City Centre. The property comprises of block paved driveway, initial entrance hall, downstairs w.c. cloaks, dining area, kitchen, reception room, four bedrooms and family bathroom. Viewing is highly recommended this property would make the perfect family home. JC 23/7/19 V3 EPC=D



Lex Allan Grove loves...
the views to the front
and rear of the property







Location

Halesowen lies approximately 7 miles from Birmingham City Centre and is just minutes away from junction 3 of the M5 motorway giving access to the greater motorway network all around the West Midlands. The History of Halesowen stems back as far as the Anglo Saxons and it was listed in the Domesday Book as being larger than Birmingham. It forms part of the southern edge of the Black Country and during the industrial revolution it became synonymous with nail and screw making, an industry that still survives to a lesser extent today. Despite its proximity to the Black Country it still retains areas of beauty and Grade I listed Leasowes Park is thought to be one of the first natural landscape gardens in England. In certain areas the town is predominated by a vast array of Victorian houses but further development during the 1960's and 70's saw the building of several large housing estates. It has a number of highly sought after schools foremost of which are the Earls High School and Windsor High School and Sixth Form. Whilst Halesowen no longer has a train station of its own the Worcester to Birmingham line passes along the northern edge of its boundary and the stations of Cradley Heath, Old Hill and Rowley Regis are all within a few miles of the town centre. Halesowen bus station is a busy interchange and regular service runs to Birmingham City Centre.





Approach

Via block paved driveway with up and over garage door, side access to rear garden, obscured double glazed front door gaining access into entrance hall.

Entrance hall

With obscured double glazed window to side elevation, central heating radiator, tiles to floor, coving to ceiling and further doors radiating to:

Downstairs w.c. cloaks

Having low level flush w.c., obscured double glazed window to front elevation, wash hand basin with built in storage cupboard under, central heating radiator.

Dining room 13'5" x 9'10" (4.1 x 3.0)

Coving to ceiling, central heating radiator, stairs to first floor accommodation,

Kitchen 12'1" x 7'10" (3.7 x 2.4)

Double glazed window to side elevation, obscured double glazed door to side access, central heating radiator, range of white high gloss wall and base units with roll edge marble effect work surface over, inset stainless steel sink and drainer with feature mixer tap over, integrated electric double oven, four ring gas hob with complementary extractor over, integrated dishwasher, further space and plumbing for additional white goods.

Lounge 18'0" x 11'9" (5.5 x 3.6)

Double glazed sliding patio door to rear patio, central heating radiator, electric fire with complementary mantle and hearth, coving to ceiling and aerial point.

First floor landing

Doors radiating to:

Bedroom one 10'5" x 11'9" (3.2 x 3.6)

Double glazed window to front elevation with views overlooking Clent and Walton, central heating radiator, built in storage cupboards floor to ceiling with matching dresser.

Bedroom two 12'1" x 9'6" (3.7 x 2.9)

Double glazed window to rear elevation, central heating radiator, views over Leasowes Park.

Bedroom three 6'10" x 11'9" (2.1 x 3.6)

Double glazed window to front elevation, central heating radiator.

Bedroom four 8'6" x 9'2" (2.6 x 2.8)

Double glazed window to rear elevation, central heating radiator, coving to ceiling.

Integral garage

Up and over door to front, double glazed door to side.

Rear garden

The garden is accessed via the side access or alternatively the rear sliding patio door comprising of slabbed area with lawned area beyond with established borders to side, step leading down to hardstanding area, gate to pathway at rear leading to the popular Leasowes Park.

Tenure

References to the tenure of a property are based on information supplied by the

seller. We are advised that the property is freehold. A buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations

In order to comply with Money Laundering Regulations, from June 2017, all prospective purchasers are required to provide the following - 1. Satisfactory photographic identification. 2. Proof of address/residency. 3. Verification of the source of purchase funds. In the absence of being able to provide appropriate physical copies of the above, Lex Allan reserves the right to obtain electronic verification.

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